

APPLICATION FOR FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2025/09578 & PL/2025/09705
APPLICATION TYPE:	Full planning permission & Listed building consent
SITE ADDRESS:	Gasper Farm, Gasper Street, Gasper, Stourton, Warminster, BA12 6PY
DEVELOPMENT DESCRIPTION:	Proposed demolition of modern boiler room, replacement of window with door on north elevation, and internal alterations on Ground Floor, First Floor and Attic.
RECOMMENDATION:	That Planning Permission be GRANTED

PROPOSAL

This application follows applications PL/2025/02077 and PL/2025/02464 which gave full planning permission and listed building consent to convert Gasper Farm into two separate dwellings, which included demolishing a link section between the main farmhouse (at the front southern end of the site) and a converted barn outbuilding section (used as an annex) to the north. The full planning permission also included reopening a historic vehicular access – meaning that both properties would have their own vehicular access and off-road parking spaces. The heritage impact assessment submitted for this application has noted that a number of works approved under PL/2025/02077 and LBC PL/2025/02464 have commenced. As of January 2026, demolition to the link of the 2 dwellings has commenced. The building has now been converted into 2 dwellings.



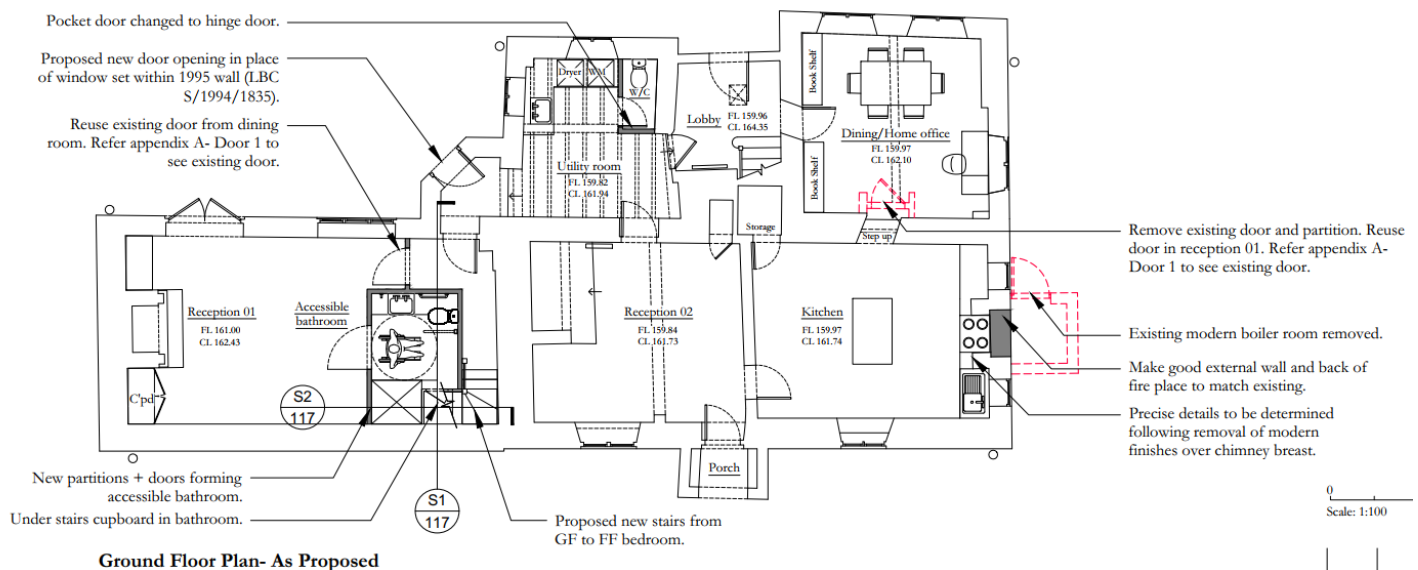
Demolition of link to form two dwellings

After the initial application for the subdivision of the dwelling into 2 dwellings, a subsequent application with reference PL/2025/05526 and PL/2025/05609 for a rear extension and first floor dormers and the erection of boundary railings was applied for and granted. These works were specifically for one of the subdivided dwellings only and have been proposed in order to adapt the subdivided dwelling to be used as a separate dwelling in accordance with the initial approval.

The attached plan below shows the red line boundary of PL/2025/05526 and PL/2025/05609 which lies wholly outside the red line boundary of this application site.



This application is for proposed works to the southern section of the subdivided cottage now called Gasper Farmhouse. The building has now been converted into 2 dwellings; this application enables the separated building to function as its own separate dwelling. The proposed extensions associated with this dual full and listed building planning application now seeks planning permission for the proposed demolition of modern boiler room, replacement of window with door on the northern elevation and internal alterations at Ground Floor, First Floor and Attic for the dwelling to be used as a subdivided dwelling. These works are in addition to the previously approved applications noted above.



SITE DESCRIPTION/CONTEXT

The site is located within open countryside as set out in the Wiltshire Core Strategy, approximately 2.5 miles west of Mere, a designated Local Service Centre, which serves the surrounding rural hinterland and possess a level of facilities and services that, together with improved local employment, provides the best opportunities outside the Market Towns for greater self-containment.

The main dwelling 'Gasper Farmhouse' is a Grade II Listed building, with former agricultural buildings to the rear.

Public footpath STGA1 is located directly to the northwest of the site. Along the front of the site (south) is the adjoining highway, Gasper Street, and to the east and west are existing residential properties. However, the general context is one of an agrarian rural area, with properties set in spacious plots. The site lies within the Blackmore Vale and Vale of Wardour Countryside Character area. The site is generally level, although the topography of the land drops off to the north, south and east, the site is bound by a mixture of hedgerow and walling and creates a contained yard area behind the main house and in front of the former barn. The site is subject to high/medium levels of ground water flooding

PLANNING HISTORY

Reference	Proposal / Summary	Decision
PL/2025/05850	Discharge of condition 3 (joinery and internal partitions) of planning application PL/2025/02464 (Alterations including demolition of link structure and carport, sub-division of existing single dwelling to form two dwellings).	Approve with Conditions
PL/2025/05526 & PL/2025/05609	Carry out alterations to include extensions on rear (northeast) elevation and provision of boundary railings.	Approve with Conditions
PL/2025/02077	Alterations including demolition of link structure and car port, sub-division of existing single dwelling to form two dwellings and re-opening of vehicular access.	Approve with Conditions
PL/2025/02464	Alterations including demolition of link structure and car port, sub-division of existing single dwelling to form two dwellings	Approve with Conditions
S/1994/1684 & S/1994/1835	EXTENSIONS AND CONVERSION OF OUTBUILDINGS TO ANCILLARY RESIDENTIAL USE	Approve with Conditions

RELEVANT POLICIES AND GUIDANCE

National Context:

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

From the point of view of the historic environment the main statutory tests are set out within the Planning (Listed Building and Conservation Areas) Act 1990.

Section 66 requires that special regard be given to the desirability of preserving listed buildings, their settings or any features of special architectural or historic interest which they possess.

Local Context:

Wiltshire Core Strategy:

- Core Policy 50: Biodiversity and Geodiversity

- Core Policy 51: Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping
- Core Policy 58: Ensuring the Conservation of the Historic Environment
- Core Policy 67: Flood Risk

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that designated and non-designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance and encourages proposals which improve the condition of heritage assets at risk.

The Council's Core Strategy CP 57: Ensuring high quality design requires a high quality of design in all new developments. The policy requires applicants to "demonstrate how the proposal will make a positive contribution to the character of Wiltshire through (amongst other things) responding to the value of the natural and historic environment and being sympathetic to and conserving historic buildings and landscapes. Development is required to respond positively to the existing in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.

Stourton with Gasper does not have a Neighbourhood Plan (or designation).

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

CONSULTATION RESPONSES

Stourton with Gasper Parish Council: No Objection.

Conservation: No Objection - Subject to Condition (The consultation will be discussed in the relevant section below.)

REPRESENTATIONS

1 comment of support was received from the neighbouring dwelling.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

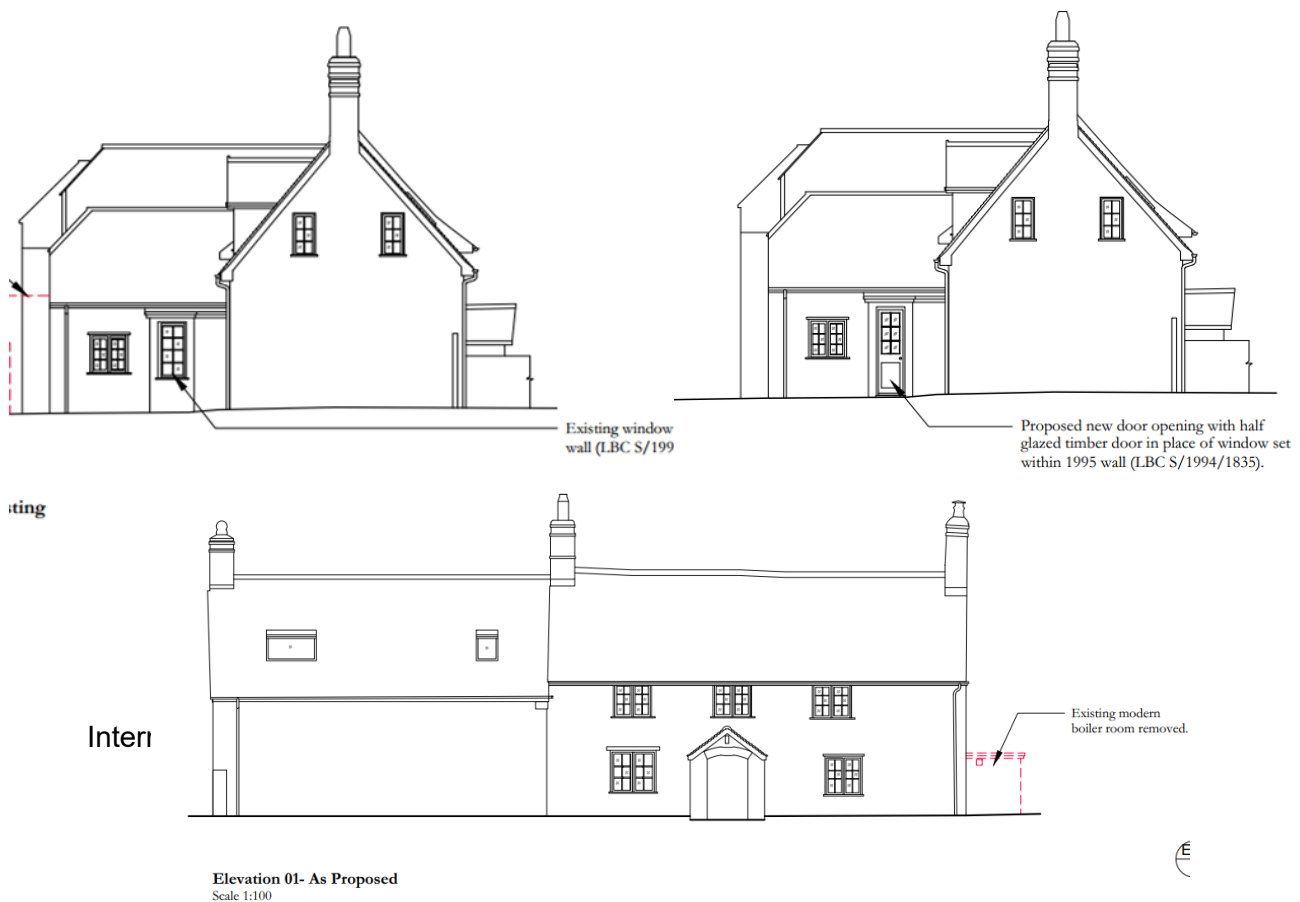
Impact on the listed building

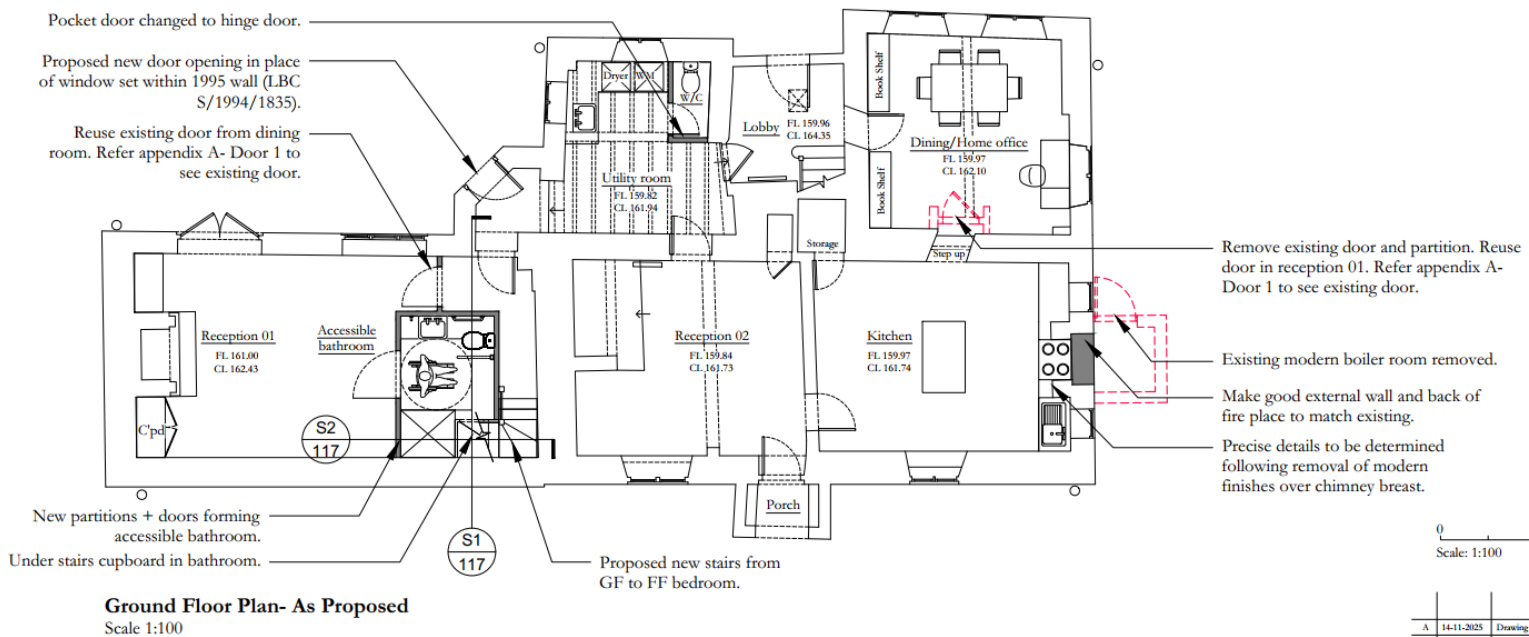
Gasper farmhouse is an 18th century farmhouse with outbuildings that have been linked and converted to domestic accommodation of the main farmhouse. The Grade II listing is as follows:

‘Gasper Farmhouse GV II Farmhouse. 1718 on datestone to right return. Rubble stone, tiled roof with gable end brick stacks. Two-storey, 3-window. Central brick porch with segmental-headed opening, 6-panelled inner door, 2-light casement either side. First floor has three 2-light casements. Right return has two single-light casements to ground floor, single-light leaded casement to first. Left return has single-light casement to attic, attached C20 altered outbuilding. Two rear wings are single-storey with attics and casements, central stair turret between with half-hipped concrete tiled roof. Interior said to retain original joinery.’

It is considered that the farmhouse does not fall within the setting of the RPG (i.e. Stourhead), nor is Gasper a designated conservation area.

This dual full and listed building application is for the proposed demolition of a single storey boiler room located to the east of the listed building. Additionally this application proposes the replacement of an existing window on the northern elevation with a new door.





The conservation officer has no objection to the demolition of the modern boiler room and has noted that this has no significance to the heritage value of the listed building. Alongside this, the replacement of the existing window to a door on the north elevation has raised no objection from the conservation officer subject to details of the door being submitted. As for the internal alterations the conservation officer has indicated the following:

Internal alterations ground floor (proposed ground floor plan 666/02 111 Rev A)

Reception room 1 – install bathroom and stairs. No objection.

Reception room 3 to become kitchen – no objection

Kitchen to become dining/home office with opening opened up between kitchen. No objection.

Utility room – sensitive area i.e. historic ceiling joists. New partition. Need a condition to say partition shall be scribed around ceiling joists.

Internal alterations first floor (proposed ground floor plan 666/02 112 Rev A)

Regret that bedroom 2 cuts across a chimney breast. At moment is it part of a corridor wall.

No objection to reconfiguration of partitions etc.

Internal alterations attic floor (proposed ground floor plan 666/02 113 Rev A)

Existing partition removed and replaced with new partition (to bathroom) and new door. At preapplication said:

‘Isn’t there a partition there already? What is the nature of this partition? I note the PHA justification says ‘Form ensuite with new partition and door behind the truss line’. It doesn’t mention the existing i.e. whether it is historic. I would require further justification of this’.

This has been satisfactorily addressed in the heritage statement.

Suggest approval of character of partition and door i.e. butt and bead boarding perhaps with a ledge and brace door. Condition.

Lastly, the conservation officer has highlighted:

Roof plan

There are two rooflights on the front roof slope. I have previously questioned whether they are authorised (I suspect not). I do not support these two as they are an unattractive additions to what could potentially be a visually attractive roof slope. Looking at the proposed floor plan, I can see that one (the smaller) serves the new landing, however, the larger most westerly, serves a bedroom which already has a dormer window. It would also be better if the rooflights were more traditional in design and set flush with the roof slope.



The conservation officer's concern regarding the rooflights is noted. However, listed building consent was granted for works to the listed building earlier in 2025 under reference PL/2025/02464. The plans and elevations submitted for that application included the rooflights, therefore these features were previously granted listed building consent by that previous permission.

Design and Impact upon the upon the character and context of the area

The proposal would not harm the setting or historic significance of either Gasper Farmhouse or the converted C20 outbuilding. Externally, the conservation officer has noted that the demolition of the existing boiler room is not significant.

By virtue of its scale, design, and use of materials, the proposed works are not considered to preserve the setting and significance of the listed building. No objections have been raised by the Conservation Officer, and the development is therefore considered to comply with:

- Core Policy 57 & 58 of the Wiltshire Core Strategy.
- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- Relevant provisions of the National Planning Policy Framework (NPPF).

Amenity

Point vii of Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that developments do not adversely affect neighbouring properties.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy, and overbearing effects. The proposed works associated with this dual full and listed building application does not propose any external changes that would have adverse impacts on the amenity of the neighbouring properties. The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Ecology Impact:

Core Policy 50 of the Wiltshire Core Strategy seeks to protect and enhance biodiversity and geodiversity, including through ensuring that development avoids harm to protected species and habitats.

The bat and bird survey submitted for the PL/2025/02077 application was submitted in response to concerns raised by the Council's Ecology Officer. Whilst this proposal could interfere with the eaves of the building, which was not part of PL/2025/02077, the survey did fully assess 'section 1' of the building, stating it did "not include any loft voids" and recognised that it already was a two storey building which used the roof for living accommodation. The survey further found that;

“Gasper Farmhouse was assessed as having Negligible Bat Roost Potential. The property lacked external roost locations and access to the property’s interior. No historical signs of bat activity were recorded.”

As this survey work was completed within the last 2 years, it is not considered that further survey work is required to accompany this application, especially given that the last report found the building to have negligible bat roost potential. It is not therefore considered that this proposal would not cause any risk of harm to protected species.

As such, the development complies with Core Policy 50 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

National Landscape

Core Policy 51 of the Wiltshire Core Strategy requires all development to protect, conserve, and where possible enhance the character and quality of Wiltshire’s landscapes, giving particular weight to designated areas such as National Landscapes.

The National Planning Policy Framework (NPPF), in Paragraph 189, states that “great weight” should be given to conserving and enhancing landscape and scenic beauty in National Landscapes (formerly Areas of Outstanding Natural Beauty). Development within or affecting the setting of a National Landscape must demonstrate that it will not result in unacceptable harm to the special qualities of that area.

The proposal, by virtue of its small scale, size and design, would not harm the special qualities or scenic character of the Cranborne and Chase National Landscape.

The development therefore complies with Core Policy 51 of the Wiltshire Core Strategy and Paragraph 189 of the NPPF in conserving and enhancing the National Landscape.

Drainage and Flood Risk

The application site is within flood zone 1 but is within the second highest risk category of ground water flooding and in accordance with the Council’s 2019 and 2024 Strategic flood risk assessments (SFRA) the site cannot be considered to be at a low risk of flooding.

However, paragraph 176 of the NPPF states;

“Applications for some minor development and changes of use⁶² should also not be subject to the sequential test, nor the exception test set out below, but should still meet the requirements for site-specific flood risk assessments set out in footnote⁶³.

⁶² This includes householder development

⁶³ A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased

flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.”

The applicants have not submitted a Flood Risk Assessment with this application. However, this dual application proposes the demolition of an existing single storey boiler room and internal works to the listed building. It is not considered that these proposed changes would have an impact on the groundwater flooding of the surrounding area.

The recent PL/2025/02077 application was accompanied by a Flood Risk Assessment which stated;

“The water level recorded in a well on site indicates that groundwater levels are at the lower end of this range, measured as being 4m below the ground in February 2025.”

An analysis of the bedrock geology also found the site to be within a “Cann Sand Member – sandstone” area where “BGS hydrogeological mapping indicates the sandstone is a ‘moderately productive aquifer’ with the surrounding mudstone being ‘Rocks with essentially no groundwater’.”

It was accepted in PL/2025/02077 therefore that the ground water levels were much lower than that estimated in the SFRA and therefore, the site is not actually within an area subject to flood risk as identified in paragraph 176 of the NPPF. Furthermore, Drainage Officers accept the submitted data for PL/2025/02077 for this application.

The proposal therefore complies with Core Policy 67 of the Wiltshire Core Strategy and the policy in the NPPF, ensuring that flood risk is not increased and that surface water drainage is appropriately managed.

Biodiversity Net Gain

This application proposes to demolish an existing single storey boiler room measuring approximately 3 square metres. In accordance with the BNG regulations, it is considered that the development is below a de minimis threshold and is exempt from providing BNG.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety, heritage, ecology or drainage.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

That Planning Permission be GRANTED subject to the following conditions:

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Received: 08 December 2025

Site Plan as proposed Drawing No. 666/02/102 Rev A Received: 08 December 2025

Ground Floor Plan as Proposed Drawing No. 666/02/111 Rev A Received: 08 December 2025

First Floor Plan as Proposed Drawing No. 666/02/112 Rev A Received: 08 December 2025

Attic Floor Plan as Proposed Drawing No. 666/02/113 Rev A Received: 08 December 2025

Roof Plan as Proposed Drawing No. 666/02/114 Rev A Received: 08 December 2025

Elevation 01 and 02 as Proposed Drawing No. 666/02/115 Rev A Received: 08 December 2025

Elevation 03 and 04 as proposed Drawing No. 666/02/116 Rev A Received: 08 December 2025

Sections through staircase as proposed Drawing No. 666/02/117 Rev A Received: 08 December 2025

Design and Access Statement Received: 08 December 2025

Bat and Bird Scoping Report Received: 08 December 2025

Heritage statement Received: 08 December 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

3.Materials to be used in the construction of the works hereby permitted should match the existing dwelling.

REASON: In the interests of visual amenity and the character and appearance of the area.

That Listed Building Consent be GRANTED subject to the following conditions:

1.The works for which Listed Building Consent is hereby granted shall be begin before the expiration of three years from the date of this consent.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Received: 08 December 2025

Site Plan as proposed Drawing No. 666/02/102 Rev A Received: 08 December 2025

Ground Floor Plan as Proposed Drawing No. 666/02/111 Rev A Received: 08 December 2025

First Floor Plan as Proposed Drawing No. 666/02/112 Rev A Received: 08 December 2025

Attic Floor Plan as Proposed Drawing No. 666/02/113 Rev A Received: 08 December 2025

Roof Plan as Proposed Drawing No. 666/02/114 Rev A Received: 08 December 2025

Elevation 01 and 02 as Proposed Drawing No. 666/02/115 Rev A Received: 08 December 2025

Elevation 03 and 04 as proposed Drawing No. 666/02/116 Rev A Received: 08 December 2025

Sections through staircase as proposed Drawing No. 666/02/117 Rev A Received: 08 December 2025

Design and Access Statement Received: 08 December 2025

Bat and Bird Scoping Report Received: 08 December 2025

Heritage statement Received: 08 December 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the submitted details, no works to the existing outbuilding shall commence on site until details of the new door on the northern elevation, (to an appropriate scale (1:5

elevation 1:2 section)) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building and its setting.

4. Notwithstanding the submitted details, no development shall commence on site until full details of the form and design of the new partition and door within the attic space (i.e. butt and bead boarding perhaps with a ledge and brace door) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting listed building consent and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, in the interests of preserving the character and appearance of the listed building.

5. The proposed partition hereby approved in the utility room shall be scribed around ceiling joists

REASON: In the interests of preserving the character and appearance of the listed building.